

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE HAMMOCKS ASSOCIATION, INC.  
ENACTING RULES AND REGULATIONS:

SUSPENSION OF PRIVILEGES FOR OWNERS IN DEFAULT

WHEREAS, Article XVII of the Declaration of Condominium for The Hammocks authorizes The Hammocks Association, through its Board of Directors, to enact rules and regulations from time-to-time without the consent of the Owners, consistent with the Declaration and the By-Laws of the Association and deemed by the Board to be reasonably necessary or desirable for carrying out the purpose and intent of said Declaration and By-Laws; and,

WHEREAS, the Board of Directors of The Hammocks deems it reasonably necessary and desirable to enact rules and regulations to address non-payment of owner assessments, and to properly maintain the common expenses for the operation, maintenance, repair or replacement of the property, and costs of carrying out the powers and duties of the Association including all insurance premiums and taxes, and any other expenses designated as a common expense of The Hammocks by suspending privileges of owners in default;

NOW THEREFORE, IT IS HEREBY RESOLVED, an Owner is considered in default following the 30-day grace period of the second quarter of unpaid dues, or portion thereof; and, it is

FURTHER RESOLVED, that suspended privileges include but are not limited to use of the Bald Head Island Club, exchange programs such as Interval International and VRI Trading Places, and all common amenities of The Hammocks as described in the Declaration of Condominium, to include but not limited to the Clubhouse, swimming pool, pool towels, fitness center, sauna, billiard room, business center and lending library, bicycles, playground and bocce ball court; and, it is

FURTHER RESOLVED, that suspended privileges include the right of occupancy for additional time otherwise referred to as "Sea Time" in the Crofters; and, it is

FURTHTER RESOLVED, that Owners in default must pay all additional fees not included in Common Expenses, to include but not limited to cleaning fees for Crofter Utilization, prior to arrival at The Hammocks; and, it is

FURTHER RESOLVED, that the suspension of privileges is non-refundable and common expenses associated with the suspended privileges cannot be deducted from the quarterly assessment; and, it is

FURTHER RESOLVED, that the privileges will not be reinstated until the delinquent Owner account is current, including all assessments and related charges, interest, late fees, attorney's fees and court costs; and it is

FURTHER RESOLVED, that the suspension of privileges is in addition to the existing collection policies previously adopted by the Board of Directors of The Hammocks Association, and the Board of Directors of The Hammocks Association maintains all powers, rights, privileges and legal remedies in the manner allowed by law to proceed to enforce and collect said assessment, plus interest, legal fees, and costs; and, it is

FURTHER RESOLVED, that the foregoing resolution shall be communicated to the Owners of Units in The Hammocks as a rule or regulation binding upon all Owners, and the same shall remain in full force and effect until written notice of its amendment or rescission shall have been received; and, it is

FURTHER RESOLVED, that the Certificate of the Secretary of the Association as to the content of this resolution shall be conclusive proof of its adoption by the Board of Directors and of the fact that this resolution has not been amended, repealed or altered, and is the continuing resolution, rule, and regulation of the Board of Directors of the Association.

This action was taken and is effective June 9, 2017.